

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Mountain Avenue, 50' E of
Hill Avenue
(1927 Mountain Avenue)
9th Election District
6th Councilmanic District

Martin Colleran, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-472-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1927 Mountain Avenue, located in the vicinity of Perring Parkway and I-695 in Parkville. The Petition was filed by the owners of the property, Martin and Connie Colleran. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 12 feet in lieu of the required 30 feet for a proposed 12' x 18' addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date 6/28/96

By [Signature]


MICROFILMED

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 12 feet in lieu of the required 30 feet for a proposed 12' x 18' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 6/28/96

By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 28, 1996

(410) 887-4386

Mr. & Mrs. Martin Colleran
1927 Mountain Avenue
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Mountain Avenue, 50' E of Hill Avenue
(1927 Mountain Avenue)
9th Election District - 6th Councilmanic District
Martin Colleran, et ux - Petitioners
Case No. 96-472-A

Dear Mr. & Mrs. Colleran:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. John Diegel
1229 Rustic Avenue, Baltimore, Md. 21237

People's Counsel

File

MICROFILMED





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

96-472-A

1927 Mountain Ave

which is presently zoned

DR.55

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1302.3.c.1 to permit a 12 ft. rear yard in lieu of 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

see reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of ____, 19__, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

ESTIMATED POSTING DATE:

Printed with Soybean Ink
on Recycled Paper

ITEM #: 472

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1927 MOUNTAIN AVE.
address
BALTO. MD. 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

we must move my mother in with us
and we need a bed room and
bath room to accomodate her, and
our property being odd shaped as
it is the only place to construct the
addition is on the rear of the
existing house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Martin Colleran
(signature)
MARTIN COLLERAN
(type or print name)



Connie Colleran
(signature)
CONNIE COLLERAN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of MAY, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARTIN COLLERAN AND CONNIE COLLERAN

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5/22/96
date

Rebecca L. Probst
NOTARY PUBLIC

My Commission Expires:

REBECCA L. PROBST
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 24, 1996

BEGINNING FOR THE SAME on the Northeast side of Mountain Avenue as same is widened by 25 feet on the Northeast side thereof, by a Deed from Joseph C. Cook to County Commissioner of Baltimore County, dated September 25, 1951, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2049, folio 394, at division lines between Lots 1 and 2, as shown on Plat accompanying said Deed (said point of beginning being North 21 degrees 34 minutes East 25 feet from a point on the first line of land described in Deed from Henry E. Doyle and wife to Joseph C. Cook, dated July 26, 1951, and recorded among the aforesaid Land Records in Liber G.D.B. No. 1996, folio 377, at a point thereon 745 feet North 67 degrees 10 minutes West from the center of Satyr Hill Road) and running thence from point of beginning of lot hereby conveyed North 21 degrees 34 minutes East 105 feet, more or less, to the Southeast side of Hill Avenue as now widened by 25 feet on the Southeast side thereof, by said Deed from Joseph C. Cook to County Commissioner of Baltimore County, and running thence along said Hill Avenue as now widened South 78 degrees 16 minutes West 142 1/2 feet, more or less; thence by a curve toward the South with a radius of 13.08 feet, for a distance of 33.20 feet, (chord of said arc being South 5 degrees 33 minutes West 24.98 feet) thence binding on the Northeast side of Mountain Avenue, as now widened by aforesaid Deed, South 67 degrees 10 minutes East 115 feet to the place of beginning.

The improvements thereon being known as No. 1927 MOUNTAIN AVENUE.

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472

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-4472-A
Towson, Maryland

District 9th Date of Posting 6/8/96

Posted for: Lorienne

Petitioner: Martin + Lonn's Clothing

Location of property: 1927 Mount Air Ave

Location of Sign: Facing the door on property being zoned

Remarks: _____

Posted by M. Kelly Date of return: 6/14/96
Signature

Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 91997A

DATE 5/29/96

ACCOUNT 01-615

Item: 472

By - mdk

AMOUNT \$ 85.00

RECEIVED FROM: John W. Diegel - Sons for 1927 Mountain Ave.

616- Res Ltr. -- \$50.00
080 - 1 sign posting -- \$35.00
\$85.00

FOR:

MICROFILMED

5/29/96

1012 AGENT 245 26

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
YELLOW - CUSTOMER

96-472-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

472

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 472 Petitioner: MARTAIN COLLERAN

Location: 1927 MOUNTAIN AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MARTAIN COLLERAN

ADDRESS: 1927 MOUNTAIN AVE

BALTO MD 21234

PHONE NUMBER: 410 665-9721

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 6, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-472-A (Item 472)
1927 Mountain Avenue
N/S Mountain Avenue, 50' E of Hill Avenue
9th Election District - 6th Councilmanic
Legal Owner(s): Martin Collieran and Connie Collieran

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 9, 1996. The closing date (June 24, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Martin and Connie Collieran

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 18, 1996

Martin and Connie Colleran
1927 Mountain Avenue
Baltimore, MD 21234

RE: Item No.: 472
Case No.: 96-472-A
Petitioner: Martin Colleran, et ux

Dear Mr. and Mrs. Colleran:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 12, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 467, 471, 472, 473, 474, 480, 482, 484, 485, 488, and 489

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: JUNE 17, 1996

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: JUNE 10, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

471 481
472
473
475
477
478
479
480

RBS:sp

BRUCE2/DEPRM/TXTSBP

UNRECORDED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 06/11/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 474, 475, 480 & 482.

135

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

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**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoﬀ
Administrator

6-7-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 472 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 17, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for June 17, 1996
 Item No. 472

 The Development Plans Review Division has reviewed the subject zoning item. Hill Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE13A

MICROFILMED

Dec 10-10

472

D.R. 3.5

96-472-A

PRIVATE RD.

MOUNTAIN AVE.

AVE.

HILL

SITE

JOPTA HEIGHTS

AVE.

D.R. 5.5

BL

B.M.

BL

RO

POMELL

SPINDRIFT CIR

TIGRETT CT

SATYR

D.R. 16
BRIDGE

PARKWAY

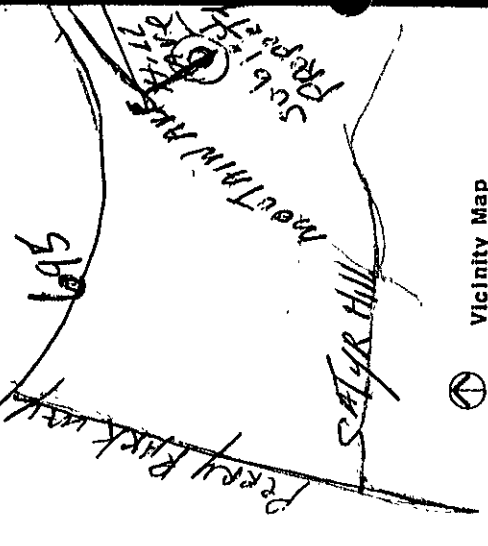
MICROFILMED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1927 MOUNTAIN AVENUE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Joppa Heights
 plat book # 4222, folio # 532, lot # 1, section # 1

OWNER: MARTIN COLLEMAN & POINTE LERAN



Vicinity Map
 North
 scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: 9

Election District: 9

1"=200' scale map#: N.E. 10-D.

Zoning: DR. 5.5.

Lot size: 0.14 acreage
637.5 square feet

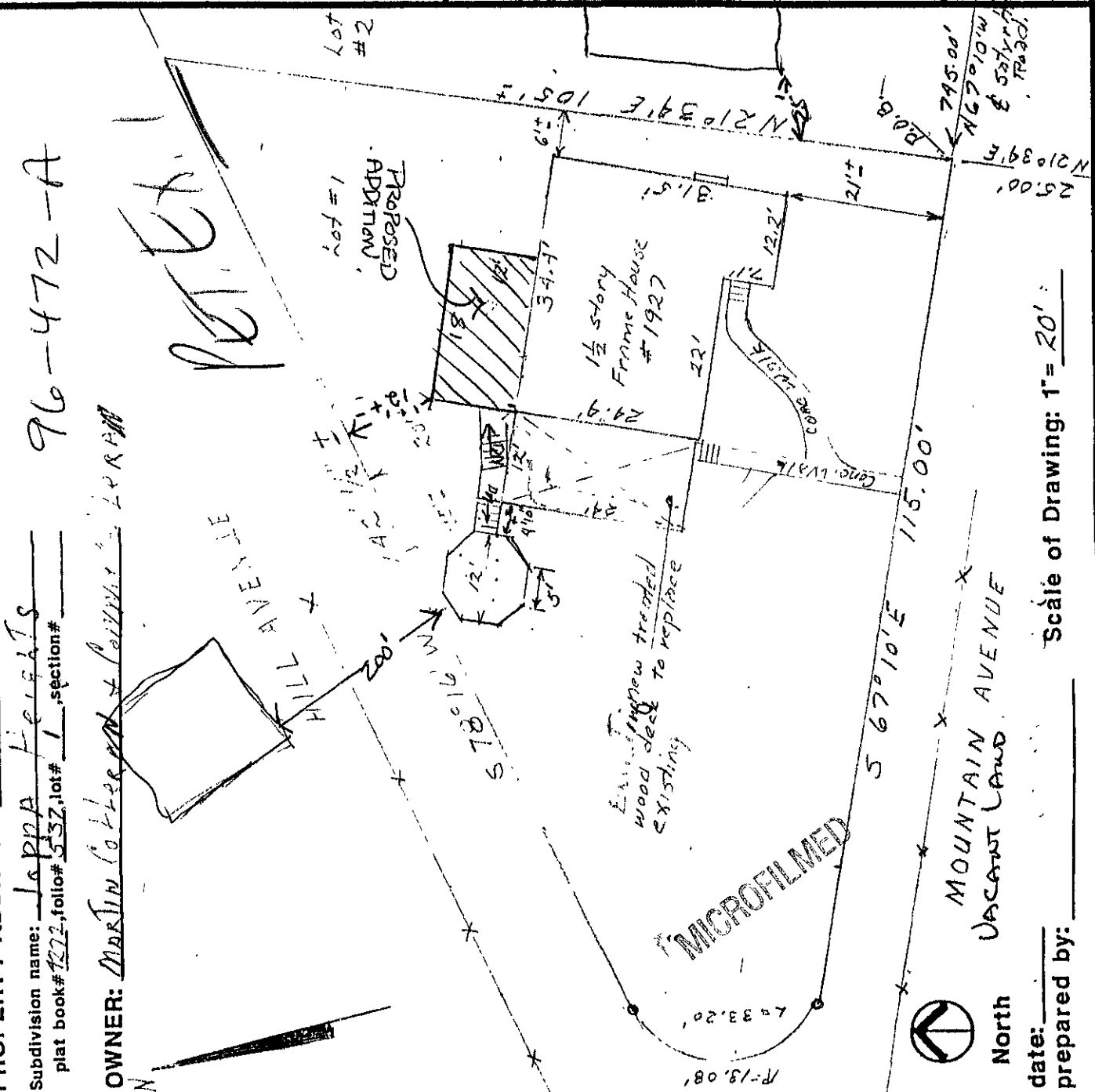
SEWER: ☒ public ☐ private
 WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: CASE #
11092-192A

Zoning Office USE ONLY!

Reviewed by: W. H. H. ITEM #: 472



North

date: _____ prepared by: _____
 Scale of Drawing: 1"= 20'

MOUNTAIN AVENUE
 VACANT LAND



Villa Fran
1100 Ave

207



Villa Fran
1100 Ave

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S MOUNTAIN AVENUE, 50' E OF
HILL AVENUE
(1927 MOUNTAIN AVENUE)
9TH ELECTION DISTRICT - 6TH COUNCILMANIC DISTRICT
MARTIN COLLERAN, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-472-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1927 Mountain Avenue, located in the vicinity of Perring Parkway and I-695 in Parkville. The Petition was filed by the owners of the property, Martin and Connie Colleran. The Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 12 feet in lieu of the required 30 feet for a proposed 12' x 18' addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 12 feet in lieu of the required 30 feet for a proposed 12' x 18' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy H. Kotroco
TIMOTHY H. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:hjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 28, 1996

(410) 887-4386

Mr. & Mrs. Martin Colleran
1927 Mountain Avenue
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Mountain Avenue, 50' E of Hill Avenue
(1927 Mountain Avenue)
9th Election District - 6th Councilmanic District
Martin Colleran, et ux - Petitioners
Case No. 96-472-A

Dear Mr. & Mrs. Colleran:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy H. Kotroco
TIMOTHY H. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:hjs

cc: Mr. John Diegel
1229 Rustic Avenue, Baltimore, Md. 21237

People's Counsel

File

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1927 Mountain Ave
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

see reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract Purchaser/Owner
Type or Print Name
Signature
Address
City State Zipcode
Attorney for Petitioner
Type or Print Name
Signature
Address
City State Zipcode
Name Address and phone number of representative to be contacted
Name Address Phone No.
Name Address Phone No.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Type or Print Name
Signature
Address
City State Zipcode
Name Address Phone No.
Name Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of June, 1996, that the subject matter of this petition be set for a public hearing, advertising as required by the Zoning Regulations of Baltimore County, at the residence of general circulation throughout Baltimore County, and that the property be reported.

Zoning Commissioner of Baltimore County

REVIEWED BY: DATE: ESTIMATED POSTING DATE: Printed with Soy-based Ink on Recycled Paper ITEM #:

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1927 MOUNTAIN AVE

Martin Colleran *Connie Colleran* 21234

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please handwrite or print clearly)

we must move our mother in with us and we need a bedroom and bathroom to accommodate her and our property being odd shaped as it is the only place to construct the addition is on the rear of the existing house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Martin Colleran *Connie Colleran*
Signature of Affiant(s)
Type or Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, CIVIL

I HEREBY CERTIFY, this 28th day of June, 1996, before me, a Notary Public of the State of Maryland, to and for the County aforesaid, personally appeared

Martin Colleran and *Connie Colleran*

known to me to be the true and correct owners of the property described herein as said Affiant(s) and made oath in due form of law

that the foregoing statements are true and correct to the best of his/her best knowledge and belief

My Commission Expires 6-1-96

BEGINNING FOR THE SAME on the Northeast side of Mountain Avenue as same is widened by 25 feet on the Northeast side thereof, by a Deed from Joseph C. Cook to County Commissioner of Baltimore County, dated September 25, 1951, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2049, folio 394, at division lines between Lots 1 and 2, as shown on Plat accompanying said Deed (said point of beginning being North 21 degrees 34 minutes East 25 feet from a point on the first line of land described in Deed from Henry E. Doyle and wife to Joseph C. Cook, dated July 26, 1951, and recorded among the aforesaid Land Records in Liber G.D.B. No. 1996, folio 371, at a point thereon 745 feet North 67 degrees 10 minutes West from the center of Satyr Hill Road) and running thence from point of beginning of lot hereby conveyed North 21 degrees 34 minutes East 105 feet, more or less, to the Southeast side of Hill Avenue as now widened by 25 feet on the Southeast side thereof, by said Deed from Joseph C. Cook to County Commissioner of Baltimore County, and running thence along said Hill Avenue as now widened South 78 degrees 16 minutes West 142 1/2 feet, more or less; thence by a curve toward the South with a radius of 13.08 feet, for a distance of 33.20 feet, (chord of said arc being South 5 degrees 31 minutes West 24.98 feet) thence binding on the Northeast side of Mountain Avenue, as now widened by aforesaid Deed, South 67 degrees 10 minutes East 115 feet to the place of beginning.

The improvements thereon being known as No. 1927 MOUNTAIN AVENUE.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 96-472-A Towson, Maryland

District 9th Date of Posting 6/28/96
Posted for: Variance
Petitioner: Martin & Connie Colleran
Location of property: 1927 Mountain Ave
Location of Sign: From 1927 Ave to 2nd property boundary zone
Remarks:
Posted by: City Date of return: 6/28/96
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119974

DATE: 6/28/96 ACCOUNT: 91-615

AMOUNT: \$ 85.00

RECEIVED FROM: Deed from 1927 Mountain Ave

FOR: Re: 1927 Mountain Ave - \$ 50.00

Designating - \$ 35.00

\$ 85.00

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21264

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 472 Petitioner: Martin Colleran

1927 Mountain Ave

Martin Colleran

1927 Mountain Ave

Baltimore MD 21234

410 465-9721



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 6, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-472-A (Item 472)
1927 Mountain Avenue
N/S Mountain Avenue, 50' E of Hill Avenue
9th Election District - 6th Councilmanic
Legal Owner(s): Martin Collieran and Connie Collieran

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before June 9, 1996. The closing date (June 24, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 18, 1996

Martin and Connie Collieran
1927 Mountain Avenue
Baltimore, MD 21234

RE: Item No.: 472
Case No.: 96-472-A
Petitioner: Martin Collieran, et ux

Dear Mr. and Mrs. Collieran:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/ze
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 12, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 467, 471, 472, 473, 474, 480, 482, 484, 485, 486, and 489

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kears*

PK/JL

ITEM 47/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: JUNE 17, 1996

FROM: R. Bruce Sealey
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: JUNE 19, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 471 481
472
473
475
477
478
479
480

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 06/11/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 473, 475, 480 & 482.

RE: PROPERTY OWNER: SEE BELOW
FOR MORE INFORMATION, PHONE 887-4881, MS-1102F

SHA Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 472 (MSJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2256 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 17, 1996

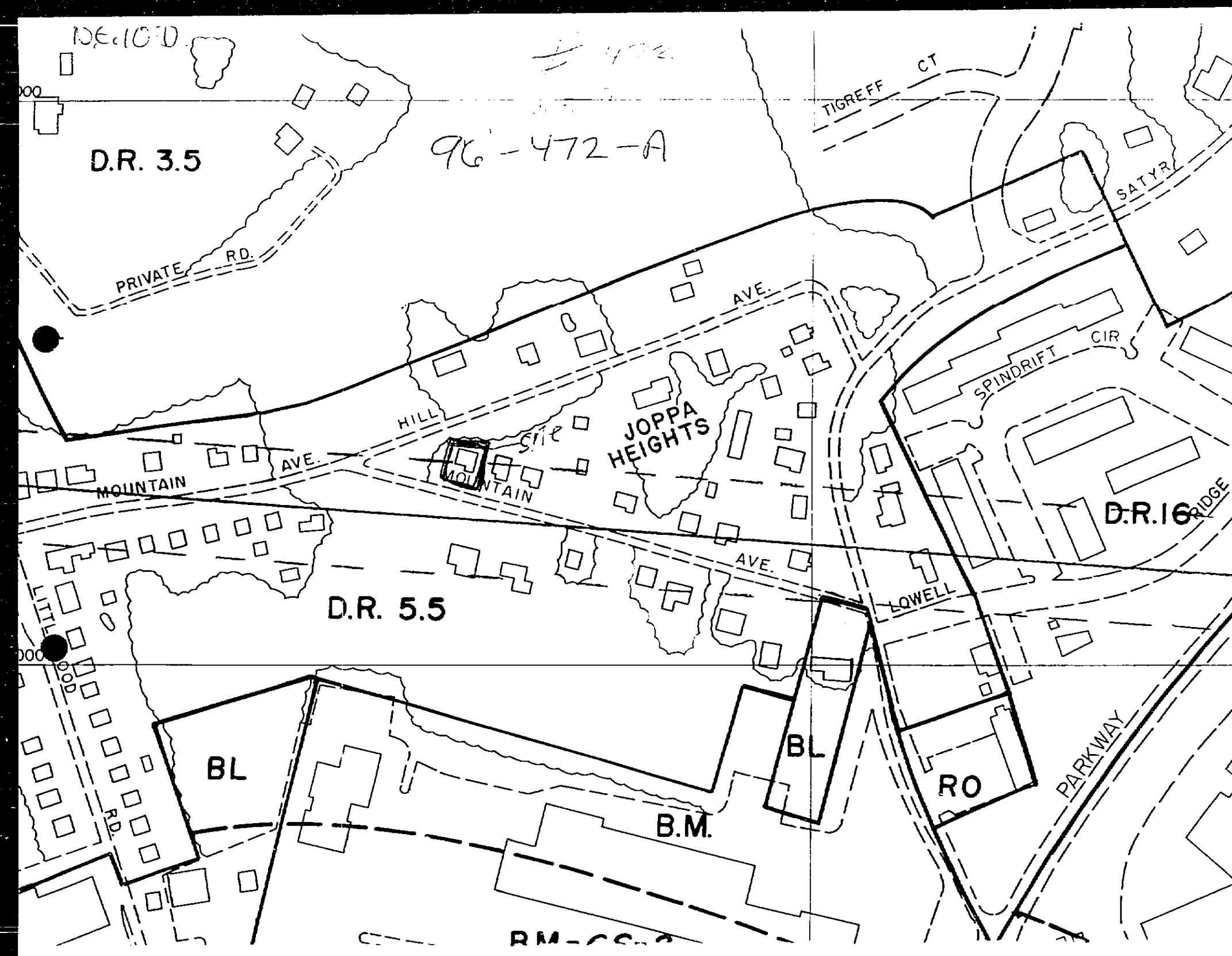
FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 17, 1996
Item No. 472

The Development Plans Review Division has reviewed the subject zoning item. Hill Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJD:jrb

cc: File



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1927 MOUNTAIN AVENUE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: JOPPA HEIGHTS
 plat book: 522, folios 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

OWNER: William C. Brown & Family

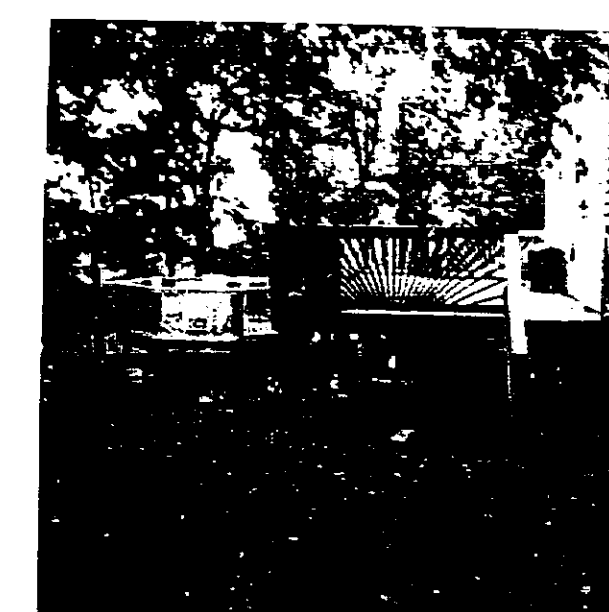
LOCATION INFORMATION

Councilmanic District: 6
 Election District: 9
 1"-200' scale map: NE 10-D
 Zoning: D.R. 5.5
 Lot size: 0.14 acreage 6037.5 square feet

SEWER: ☒ WATER: ☒
 Chesapeake Bay Critical Area: ☒
 Prior Zoning Hearings: Case K 1082-192A

Zoning Office USE ONLY!
 reviewed by: W.C. ITEM #: 12 CASE#:

date: 12/1/74 prepared by: W.C. Scale of Drawing: 1"=20'



96-472-A